

	Ref. No.	CS1	RAG
	Site name	Joblands – Plough Wents Road (part of CS2)	
Site Information			
	Site location	Plough Wents Road	
	Gross area (ha)	0.5 ha	
	Grid Reference	579462, 150387	
	MBC Ref.	N/A	
	MBC Assessment (if relevant)	N/A	
	Landowner	Mr and Mrs S Tomkins	
	Agent/ Developer	Alpha Developments Kent Ltd/ Consilium Town Planning	
	Type of development proposed	Residential	
	Proposed yield	9 dwellings	
	Greenfield/ PDL	Greenfield	
Site Assessment / Suitability			
	Site description	Paddock Land. Former Agricultural Land. Site is level with no undulations. Existing residential properties on all boundaries of the site. Mature trees and vegetation on boundary of the site.	
	Current use	Agricultural (vacant)	
	Surrounding land uses	Residential	
	Planning/ other designations	Within the core of the village	
	Site planning history	N/a	
	Landscape/ townscape impact - including reference to Landscape Character Assessment 2012 (in.c long distance views); cumulative landscape impact; existing screening	The Landscape Character Study identifies that the site is partially within the Boughton Monchelsea to Chart Sutton Plateau landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Very Poor, and the sensitivity to be Very Low, with an overall recommendation to Improve. The Landscape Character Study identifies that the site is partially within the Farleigh Greensand Fruit Belt landscape character area, which forms a part of the Greensand Orchards and Mixed Farmlands landscape character type. The overall condition of the area is considered to be Good, and the sensitivity to be High, with an overall recommendation to Conserve.	

	Ecological impacts (inc. SSSI & local wildlife sites within or adjacent to the site)	No designated ecological sites, however further studies needed to ascertain biodiversity features and value. There are a number of hedgerows on the site and potential for ecology.	
	Trees (inc. TPO, ancient woodland within and adjacent to the site)	None of particular importance	
	Agricultural land quality	Grade 2	
	Heritage impacts (listed building, conservation area)	No nearby designated assets	
	Archaeology	Potential for multi period archaeology associated with early settlement of Chart Sutton and site surrounded by historic designated buildings. Further work needed to verify - Predetermination assessment needed to clarify impact of proposal on historic designated buildings.	
	PROW (within or near site)	None	
	Access (Highways) - Site access - Impact on the wider highway network - Access to strategic/main highway network - Availability of public transport/ walking/ cycling	The access to the site will be to the side of the house as shown on the plan leading onto Plough Wents Road. Width will need checking with KCC. Vehicle access off Plough Wents Road. Cycle / pedestrian: along Plough Wents Road to Chart Sutton. No pavements currently. Potential to explore installing pavement along land owned by KCC but gets very narrow towards the junction and no discussions with KCC have taken place yet.	
	Access to services:		
	Bus stop	340m (Arriva bus services 14, 66,89)	
	Railway station	Staplehurst/ Maidstone	
	Shop	295m	
	GP	Sutton Valence / Maidstone	
	School (Primary / Secondary)	Sutton Valence / Maidstone	
	Village Hall	615m	
	Recreation Ground	890m	
	Air quality/ noise	No significant issues	
	Land contamination	Not expected.	
	Flood risk (zone/ drainage)	Not within Flood Zone. No known drainage issues, but will need confirmation. Discharge via infiltration; will need confirmation of ground conditions and layout will need to accommodate suitable separation from soakaways	

	Impacts on existing residential amenity (including access to open space)	Buffering required at the southern end of the site to protect local amenity of houses along Amber Lane.	
	Utilities	Likely to be achievable	
	Suitability assessment	Suitable	
AVAILABILITY			
	Is site landowner willing to submit site for development?	Yes	
	Are there any legal or ownership problems?	No	
	Availability conclusion	Available	
TIMING			
	Is there a timeframe for availability?	within 12 months of a formal planning application	
VISION/ OBJECTIVES OF THE NEIGHBOURHOOD PLAN			
	Does the site have the potential to provide improved public parking?	No	
	Does the site have the potential to support commercial activities, including start-ups?	No	
	Does the site intrude into distant key vistas from viewpoints in the parish?	No	
	Will the site bring other community benefits?	No additional community benefits specified.	
	To what extent would you be prepared to deliver against local housing need?	Potential to deliver some affordable housing units at the discretion of the owner and subject to viability.	
	Will the biodiversity net gain be delivered on site?	Two areas on the drawings for Biodiversity Net Gain these are within the blue line on the plan.	
	Can the site deliver the 35 dwellings required by the LPR?	No - would need to be allocated in combination with one or more sites.	
ACHIEVABILITY			

	Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	Not expected	
	Achievability conclusion	Achievable	
CONCLUSIONS		The site is well located within the core of the village, although the southern boundary backs on to existing housing, so will need to be buffered. The site is not sufficiently large to deliver the full quantum of homes required (35 units) so would need to be allocated in combination with another site or sites. There is no requirement for the site to bring forward affordable homes; this would be at the discretion of the owner. There is limited footpath access along Plough Wents Road. Whilst there is a verge that could be utilised, this is owned by KCC and would need to be scoped. The verge narrows significantly as it reaches the junction with Chart Corner.	
		Initial conclusion: Do not shortlist as a standalone site. Consider as part of Site CS2. Unlikely to come forward in combination with other smaller sites due to the conclusions of the other smaller sites.	